



The Isle of Skye Estate Agency

www.iosea.co.uk

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Portree Office: sales@iosea.co.uk

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Kyle Office: kyle@iosea.co.uk

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Plot at 13 Moorlands, Harrapool, Broadford, Isle of Skye, IV42 8QD

Offers Over £85,000

0.76 Acres or thereby (TBC by title deed)

Permission for one Single Storey Dwelling House & Workshop

Views of Beinn na Caillich

Close to amenities

Planning Permission Ref: 21/02790/FUL

Level Site



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Details:

Excellent opportunity to acquire a de-crofted building plot extending to approximately 0.76 acres or thereby (to be confirmed by title deed) located in the desirable township of Harrapool in the popular village of Broadford.

The site is located in a prime position within the village of Broadford boasting lovely views of Beinn na Caillich. The subjects for sale have been granted full planning for the erection of a single storey dwelling house and workshop. The house site and garden ground extends to approximately 0.76 acres or thereby (to be confirmed by title deeds) and has been de-crofted.

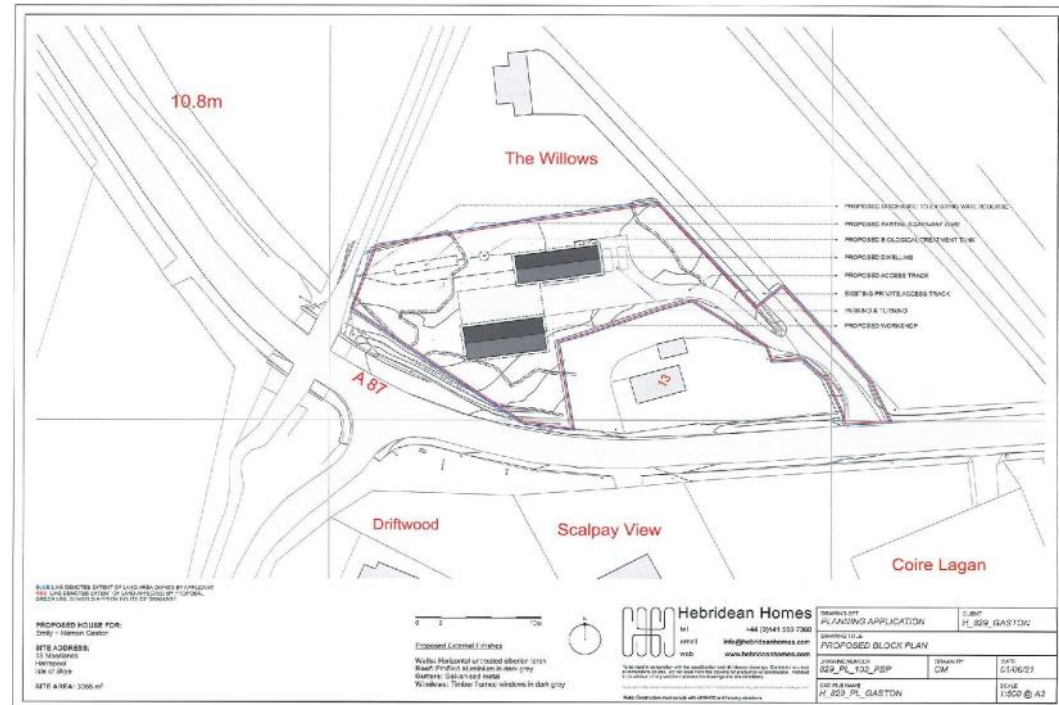
The building plot is accessed via a shared driveway from the A87. The site is relatively level with services believed to be located close by. It is the responsibility of the purchaser to create the access and to check that all services will be granted and satisfy for themselves that they meet their own personal requirements.

13 Moorlands is set in a prime location and provides a fantastic opportunity to create a bespoke home.

Viewing is highly recommended.

Planning Permission:

Full planning permission has been granted for the plot of land for the erection of a single storey dwelling house and workshop. Full details are available on request. Planning was granted on 20th August 2021 and is valid for 3 years. All documents can be viewed on the Highland Council Website www.highland.gov.uk, using the planning reference numbers 21/02790/FUL. Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 868600.



Location:

Harrapool is a small township forming part of the village of Broadford and is well positioned to take advantage of the facilities offered by the area with shore and moorland walks right on the doorstep, ideal for wildlife and birdlife enthusiasts, and yet is close for the many amenities that the thriving village of Broadford has to offer such as doctors, hospital, primary schooling and churches. There are also excellent local services including a supermarket, petrol station, bank, builder's merchant and a varied range of shops, hotels, bars and restaurants. Portree the Island's capital is some 26 miles to the north where secondary schooling is available, whilst the Skye Bridge is approximately 7 miles to the east providing easy access to the mainland.

Entry:

By mutual agreement.

Services:

Mains water and electricity are believed to be close by. Drainage will be by way of septic tank. It is the responsibility of the purchaser to check that all services will be granted and satisfy for themselves that they meet their own personal requirements.

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

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